

098.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

778,400 / 778,400

USE VALUE:

778,400 / 778,400

ASSESSED:

778,400 / 778,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ST GEORGE DAVID/TRUSTEE	
Owner 2: THE DAVID ST GEORGE TRUST	
Owner 3:	

Street 1: 45 HODGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ST GEORGE DAVID -

Owner 2: -

Street 1: 45 HODGE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,745 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7745		Sq. Ft.	Site		0	70.	0.84	4									456,648						456,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7745.000	321,800		456,600	778,400			63754
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/08/18		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	321,900	0	7,745.	456,600	778,500	778,500
2019	101	FV	255,900	0	7,745.	456,600	712,500	712,500
2018	101	FV	255,900	0	7,745.	391,400	647,300	647,300
2017	101	FV	255,900	0	7,745.	365,300	621,200	621,200
2016	101	FV	255,900	0	7,745.	313,100	569,000	569,000
2015	101	FV	241,800	0	7,745.	280,500	522,300	522,300
2014	101	FV	241,800	0	7,745.	259,600	501,400	501,400
2013	101	FV	241,800	0	7,745.	247,600	489,400	489,400

Parcel ID 098.0-0003-0007.0

!7951!

USER DEFINED

Prior Id # 1:	63754
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:32:54

PRINT	
Date	Time
12/10/20	22:32:54

LAST REV	
Date	Time
10/16/18	11:46:18
apro	

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ST GEORGE DAVID	50744-67		2/20/2008	Family		1	No		
CRONIN DONALD P	42812-389		5/17/2004		565,000	No	No		
	9839-323		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/8/2018	MEAS&NOTICE								CC	Chris C		
4/26/2013	Info Fm Prmt								EMK	Ellen K		
4/24/2009	Meas/Inspect								163	PATRIOT		
9/12/2004	MLS								MM	Mary M		
4/7/2000	Inspected								276	PATRIOT		
10/19/1999	Measured								263	PATRIOT		
12/1/1981									KM			

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type:	5 - Cape			Full Bath:	2	Rating:	Good																						
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																							
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																							
Foundation:	1 - Concrete			A 3QBth:		Rating:																							
Frame:	1 - Wood			1/2 Bath:		Rating:																							
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																							
Sec Wall:		%		OthrFix:		Rating:																							
Roof Struct:	1 - Gable			OTHER FEATURES																									
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																						
Color:	WHITE			A Kits:		Rating:																							
View / Desir:				Fpl:	1	Rating:	Good																						
GENERAL INFORMATION				WSFlue:		Rating:																							
Grade:	C+ - Average (+)			CONDOS INFORMATION																									
Year Blt:	1962	Eff Yr Blt:		Location:																									
Alt LUC:		Alt %:		Total Units:																									
Jurisdct:		Fact: .		Floor:																									
Const Mod:				% Own:																									
Lump Sum Adj:				Name:																									
INTERIOR INFORMATION				DEPRECIATION								REMODELING								RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.		%	Exterior:		No Unit	RMS	BRS	FL															
Prim Int Wall:	1 - Drywall			Functional:				%	Interior:		1	7	3																
Sec Int Wall:		%		Economic:				%	Additions:																				
Partition:	T - Typical			Special:				%	Kitchen:																				
Prim Floors:	3 - Hardwood			Override:				%	Baths:																				
Sec Floors:	4 - Carpet	50 %		Total:	18.6	%			Plumbing:																				
Bsmnt Flr:	12 - Concrete								Electric:																				
Subfloor:									Heating:																				
Bsmnt Gar:									General:																				
Electric:	3 - Typical																												
Insulation:	2 - Typical																												
Int vs Ext:	S																												
Heat Fuel:	1 - Oil																												
Heat Type:	3 - Forced H/W																												
# Heat Sys:	1																												
% Heated:	100																												
Solar HW:	NO																												
% Com Wall:		% Sprinkled:																											
MOBILE HOME				Make:					Model:					Serial #:				Year:				Color:							
SPEC FEATURES/YARD ITEMS																PARCEL ID 098-0-0003-0007.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N		Total Yard Items:			Total Special Features:																								